

Beaver Run Homeowners Association

Board of Directors Meeting

September 1, 2020

Minutes

Board Members: Lou Herman, Rich Nelson, Greg Paschke, Ray Marshall, Stephanie Rafferty, Jim O'Donnell, Tom Penland, Scott Weisburd, Pete Novembre (Emeritus), Joyce Kupsh (Emerita), and Sue O'Brien (Homeowner Relations Manager).

Representing Bridge Hospitality: Joe Shackleton, Bob Barto, Chris Pappas, Rae Anne DeBonville, and Steve Miller.

Owners/Members/Guests: Gil & Linda Winter, Jerry Graczyk, and Mike Donnellan.

- ***The meeting was called to order at 6:00 p.m. on September 1, 2020.***
- ***The agenda was approved.*** Steve Rafferty made a motion to approve the agenda. Tom Penland seconded the motion, and the motion was approved unanimously.
- ***Minutes from the previous meeting were approved.*** Steve Rafferty made a motion to approve the minutes from the previous meeting. Tom Penland seconded the motion, and the motion was approved unanimously.
- ***Financial Report***
 - ✓ The Rental and HOA Cash Flow statements were reviewed by Rae Anne DeBonville.
 - ✓ Rae Anne DeBonville reviewed the HOA receivable aging report.
 - ✓ Joe Shackleton reviewed the HOA and Rental CAMM forecasts.
- ***Chris Pappas reviewed previous action items.***
- ***Old Business.***
 - ✓ Tom Penland and Rich Nelson provided an update on the Annual meeting.
 - ✓ Joe Shackleton discussed the employer change to Beaver Run Rental Holdings, LLC., which went into effect September 1, 2020.
- ***New Business.***
 - ✓ Bob Barto provided an update on the Breckenridge Ski Resort's winter plans.
- ***Action items from today's meeting were reviewed by Chris Pappas.***
- ***The meeting was adjourned at 6:54 p.m. on September 1, 2020.*** Steve Rafferty made a motion to adjourn. Greg Paschke seconded the motion, and the motion was approved unanimously.

Luis R. Hernandez

President

M. Rouble

Secretary